

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF  
PENNSYLVANIA

IN RE: Case No. 18-22548GLT  
TODD M. SMITH Chapter 13  
Debtor Related to Docket No. 113

CONSENT ORDER OF COURT

WHEREAS, Long & Long, LLC (“Long & Long”) was the closing agent for the sale of the property located at 5303-5309 Kistler Road, Export, PA 15632 (“Property”); and

WHEREAS, the Property was sold on October 22, 2019 as set forth and shown on the Report of Sale filed at the above-referenced number on November 11, 2019; and

WHEREAS, by wire transfer dated October 23, 2019, Long & Long wired the sum of \$93,359.19 to Bayview Loan Servicing (the secured creditor) or exactly \$3,000.00 more than shown on the HUD-1; and

WHEREAS, as a result of the overpayment, Long & Long covered the \$3,000.00 from its own funds and remitted the full sum due to the Trustee for both its fees and the plan funding; and

WHEREAS, Bayview Loan Servicing subsequently issued a check in the amount of \$2,742.98 back to the Debtor as a result of the overpayment, which is now in the possession of Debtor’s counsel; and

WHEREAS, Long & Long asserts that the refund check should not be included in the plan funding for distribution to the unsecured creditors as set forth in the Order of Court dated January 23, 2020 as Long & Long covered that money from its own funds and remitted in full all sums due to the Trustee; and

WHEREAS, the Trustee and Debtor's counsel consent to the return of the \$2,742.98 to Long & Long.

AND NOW, to wit, this \_\_\_6th Day of February, 2020, it is hereby  
ORDERED AND DECREED as follows:

1. The check payable to the Debtor in the amount of \$2,742.98 shall be endorsed to Long & Long, LLC and returned to Long & Long, LLC as full repayment of the overpayment on the wire transfer of October 23, 2019.
2. Long & Long, LLC hereby waives any further claim on account of the overpayment.
3. The Order of Court dated January 23, 2020 directing that the \$3,000.00 be considered plan funding and distributed to the unsecured creditors is hereby modified to the extent inconsistent herewith.

BY THE COURT:

  
Gregory L. Taddonio drb  
United States Bankruptcy Court

CONSENTING:

/s/ Owen Katz  
Owen Katz, Esquire  
Office of Chapter 13 Trustee

/s/ Julie F. Steidl  
Julie F. Steidl, Esquire  
Counsel for Debtor, Todd M. Smith

/s/ Adam J. Long  
Adam J. Long, Esquire  
Long & Long, LLC

## Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Todd M. Smith  
DebtorCase No. 18-22548-GLT  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: dpas  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 06, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 08, 2020.

db +Todd M. Smith, 3923 Laurel Oak Circle, Murrysville, PA 15668-8500

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 08, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 6, 2020 at the address(es) listed below:

Dana B. Ostrovsky on behalf of Creditor Fidelity National Title Insurance Company  
dana.ostrovsky@fnf.com, timothy.destefano@fnf.com; mary.lopez@fnf.com

James Warmbrodt on behalf of Creditor Toyota Motor Credit Corporation, as servicer for  
Toyota Lease Trust bkgroup@kmlawgroup.com

Jeffrey R. Hunt on behalf of Creditor Borough of Avalon jhunt@grblaw.com, cnoroski@grblaw.com

Jennifer L. Cerce on behalf of Creditor Penn Hills School District and Municipality of Penn  
Hills jlc@mbm-law.net

Jerome B. Blank on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, Et.al. pawb@fedphe.com

Jodi L. Hause on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION, Et.al.  
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Jodi L. Hause on behalf of Creditor LOANCARE, LLC jodi.hause@phelanhallinan.com,  
pawb@fedphe.com

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ken.steidl@steidl-steinberg.com; ifriend@steidl-steinberg.com; asteidl@steidl-steinberg.com; todd@st  
eidl-steinberg.com; cgoga@steidl-steinberg.com; rlager@steidl-steinberg.com; leslie.nebel@steidl-ste  
inberg.com

Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com,  
jbluemle@bernsteinlaw.com

Kevin Scott Frankel on behalf of Creditor BAYVIEW LOAN SERVICING, LLC pakb@logs.com

Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov

Raymond M Kempinski on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW  
YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-14CB  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-14CB ecfmail@mwc-law.com,  
ecfmail@ecf.courtdrive.com

Ronda J. Winnecour cmecf@chapter13trusteedpa.com

S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com,  
srk@sjwpgh.com; PNGbankruptcy@peoples-gas.com

Thomas Song on behalf of Creditor LOANCARE, LLC pawb@fedphe.com

TOTAL: 15